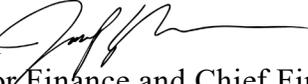


February 26, 2025

TO: Members of the Board of Trustees

FROM: Jeffrey P. Geoghegan, CPA   
Executive Vice President for Finance and Chief Financial Officer

RE: Project Budget for Werth Residence Tower High Humidity Mitigation  
(Revised Final: \$11,100,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of \$11,100,000 as detailed in the attached project budget, for the Werth Residence Tower High Humidity Mitigation project, for Construction. This reflects an increase of \$2,600,000 to the previously approved Final budget of \$8,500,000. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of \$4,100,000 in University Funds and \$7,000,000 in UCONN 2000 bond funds for the Werth Residence Tower High Humidity Mitigation project.”

BACKGROUND:

Werth Residence Tower is an approximately 350 room, 8-story residence hall, which opened in 2016, and was constructed using the design/build method. Since opening, UConn has reported concerns of condensation on the windows and ceilings immediately adjacent to the in-room HVAC system. Approximately 30% of the rooms have issues with excessive humidity and condensation, with no apparent pattern identified from semester-to-semester. To provide a better student success journey for our students in Werth Tower, we propose to mitigate the humidity conditions in the building.

A forensic MEP engineering firm was hired to investigate the HVAC system and develop a plan to remedy this situation. Multiple mockups of potential solutions were installed in student rooms in the summer 2023 and data from sensors was collected bi-weekly through the summer, fall and winter. All indications are that increasing dry air flow directly to the rooms is the only solution that reduces the humidity significantly.

An engineering firm was hired to design a long-term solution that introduces dry air directly into the student rooms. Due to long lead times for procurement of equipment, the final modifications to the HVAC system cannot be completed until the summer 2025. As an interim measure, to help lower the humidity level in the building for this upcoming year, temporary dehumidifiers were installed in the corridors of the seven floors housing students and will remain in place for the 2024 – 2025 academic year.

The original building designers and contractors have been put on legal notice regarding the repairs and replacements being undertaken to correct the high humidity conditions.

The Revised Final Budget is attached for your information. The revised budget has been increased due to bid costs being higher than initially estimated.

Attachment

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** REVISED FINAL

**PROJECT NAME:** WERTH RESIDENCE HALL HIGH HUMIDITY MITIGATION

	APPROVED PLANNING 5/21/2021	APPROVED REVISED PLANNING 6/6/2023	APPROVED REVISED PLANNING 9/14/2023	APPROVED REVISED PLANNING 12/6/2023	APPROVED DESIGN 2/24/2024	APPROVED FINAL 6/26/2024	PROPOSED REVISED FINAL 2/26/2025
	PRC	PRC	PRC				
<b>BUDGETED EXPENDITURES</b>							
CONSTRUCTION	\$ -	\$ 100,000	\$ 185,000	\$ 285,000	\$ 845,000	\$ 6,500,000	\$ 9,687,000
DESIGN SERVICES	60,000	150,000	200,000	500,000	500,000	630,000	626,000
TELECOMMUNICATIONS	-	-	-	-	-	40,000	30,000
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-	-	-	130,000	128,000
CONSTRUCTION ADMINISTRATION	-	-	-	-	-	650,000	-
OTHER AE SERVICES (including Project Management)	-	-	-	-	-	50,000	50,000
ART	-	-	-	-	-	-	-
RELOCATION	-	-	-	-	-	-	-
ENVIRONMENTAL	-	-	-	-	-	-	-
INSURANCE AND LEGAL	-	5,000	5,000	5,000	5,000	5,000	5,000
MISCELLANEOUS	10,000	20,000	25,000	25,000	25,000	15,000	14,000
OTHER SOFT COSTS	-	-	-	-	-	-	-
<b>SUBTOTAL</b>	\$ 70,000	\$ 275,000	\$ 415,000	\$ 815,000	\$ 1,375,000	\$ 8,020,000	\$ 10,540,000
PROJECT CONTINGENCY	10,000	35,000	50,000	110,000	125,000	480,000	560,000
<b>TOTAL BUDGETED EXPENDITURES</b>	<u>\$ 80,000</u>	<u>\$ 310,000</u>	<u>\$ 465,000</u>	<u>\$ 925,000</u>	<u>\$ 1,500,000</u>	<u>\$ 8,500,000</u>	<u>\$ 11,100,000</u>
<b>SOURCE(S) OF FUNDING</b>							
UNIVERSITY FUNDS	\$ 80,000	\$ 310,000	\$ 465,000	\$ 925,000	\$ 1,500,000	\$ 1,500,000	\$ 4,100,000
UCONN 2000 BOND FUNDS	-	-	-	-	-	7,000,000	7,000,000
<b>TOTAL BUDGETED FUNDING</b>	<u>\$ 80,000</u>	<u>\$ 310,000</u>	<u>\$ 465,000</u>	<u>\$ 925,000</u>	<u>\$ 1,500,000</u>	<u>\$ 8,500,000</u>	<u>\$ 11,100,000</u>

\* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.

June 26, 2024

TO: Members of the Board of Trustees 

FROM: Jeffrey P. Geoghegan, CPA  
Executive Vice President for Finance and Chief Financial Officer

RE: Project Budget for Werth Residence Tower High Humidity Mitigation  
(Final: \$8,500,000)

RECOMMENDATION:

That the Board of Trustees approve the Final Budget of \$8,500,000 as detailed in the attached project budget for the Werth Residence Tower High Humidity Mitigation project, for Construction. This reflects an increase of \$7,000,000 to the previously approved Design budget of \$1,500,000. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of \$1,500,000 in University Funds and \$7,000,000 in UCONN 2000 bond funds for the Werth Residence Tower High Humidity Mitigation project.”

BACKGROUND:

Werth Residence Tower is an approximately 350 room, 8-story residence hall, which opened in 2016, and was constructed using the design/build method. Since opening, UConn has reported concerns of condensation on the windows and ceilings immediately adjacent to the in-room HVAC system. Approximately 30% of the rooms have issues with excessive humidity and condensation, with no apparent pattern identified from semester-to-semester. In order to provide a better student success journey for our students in Werth Tower, we propose to mitigate the humidity conditions in the building.

A forensic MEP engineering firm was hired to investigate the HVAC system and develop a plan to remedy this situation. Multiple mockups of potential solutions were installed in student rooms in the summer 2023 and data from sensors was collected bi-weekly through the summer, fall and winter. All indications are that increasing dry air flow directly to the rooms is the only solution that reduces the humidity significantly.

An engineering firm was hired to design a long-term solution that introduces dry air directly into the student rooms. Due to long lead times for procurement of equipment, the final modifications to the HVAC system cannot be completed until the summer 2025. As an interim measure, to help lower the humidity level in the building for this upcoming year, temporary dehumidifiers were installed in the corridors of the seven floors housing students and will remain in place for the 2024-2025 academic year.

The original building designers and contractors have been put on legal notice regarding the repairs and replacements being undertaken to correct the high humidity conditions.

The Final Budget is attached for your information.

Attachment

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** FINAL

**PROJECT NAME:** WERTH RESIDENCE HALL HIGH HUMIDITY MITIGATION

	<b>APPROVED PLANNING 5/21/2021</b>	<b>APPROVED REVISED PLANNING 6/6/2023</b>	<b>APPROVED REVISED PLANNING 9/14/2023</b>	<b>APPROVED REVISED PLANNING 12/6/2023</b>	<b>APPROVED DESIGN 2/24/2024</b>	<b>PROPOSED FINAL 6/26/2024</b>
	PRC	PRC	PRC			
<b><u>BUDGETED EXPENDITURES</u></b>						
CONSTRUCTION	\$ -	\$ 100,000	\$ 185,000	\$ 285,000	\$ 845,000	\$ 6,500,000
DESIGN SERVICES	60,000	150,000	200,000	500,000	500,000	630,000
TELECOMMUNICATIONS	-	-	-	-	-	40,000
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-	-	-	130,000
CONSTRUCTION ADMINISTRATION	-	-	-	-	-	650,000
OTHER AE SERVICES (including Project Management)	-	-	-	-	-	50,000
ART	-	-	-	-	-	-
RELOCATION	-	-	-	-	-	-
ENVIRONMENTAL	-	-	-	-	-	-
INSURANCE AND LEGAL	-	5,000	5,000	5,000	5,000	5,000
MISCELLANEOUS	10,000	20,000	25,000	25,000	25,000	15,000
OTHER SOFT COSTS	-	-	-	-	-	-
<b>SUBTOTAL</b>	<b>\$ 70,000</b>	<b>\$ 275,000</b>	<b>\$ 415,000</b>	<b>\$ 815,000</b>	<b>\$ 1,375,000</b>	<b>\$ 8,020,000</b>
PROJECT CONTINGENCY	10,000	35,000	50,000	110,000	125,000	480,000
<b>TOTAL BUDGETED EXPENDITURES</b>	<b>\$ 80,000</b>	<b>\$ 310,000</b>	<b>\$ 465,000</b>	<b>\$ 925,000</b>	<b>\$ 1,500,000</b>	<b>\$ 8,500,000</b>
<b><u>SOURCE(S) OF FUNDING</u></b>						
UNIVERSITY FUNDS	\$ 80,000	\$ 310,000	\$ 465,000	\$ 925,000	\$ 1,500,000	\$ 1,500,000
UCONN 2000 BOND FUNDS	-	-	-	-	-	7,000,000
<b>TOTAL BUDGETED FUNDING</b>	<b>\$ 80,000</b>	<b>\$ 310,000</b>	<b>\$ 465,000</b>	<b>\$ 925,000</b>	<b>\$ 1,500,000</b>	<b>\$ 8,500,000</b>

\* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.

February 28, 2024

TO: Members of the Board of Trustees 

FROM: Jeffrey P. Geoghegan, CPA  
Executive Vice President for Finance and Chief Financial Officer

RE: Project Budget for Werth Residence Tower High Humidity Mitigation  
(Design: \$1,500,000)

RECOMMENDATION:

That the Board of Trustees approve the Design Budget of \$1,500,000, as detailed in the attached project budget, for the Werth Residence Tower High Humidity Mitigation project. This reflects an increase of \$575,000 to the previously approved Revised Planning budget of \$925,000. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of \$1,500,000 in University Funds for the Design Phase of the Werth Residence Tower High Humidity Mitigation project.”

BACKGROUND:

Werth Residence Tower is an approximately 350 room, 8-story residence hall, which opened in 2016, and was constructed using the design/build method. Since opening, UConn has reported concerns of condensation on the windows and ceilings immediately adjacent to the in-room HVAC system. Approximately 40% of the rooms have issues with excessive humidity and condensation, with no apparent pattern identified from semester-to-semester. In order to provide a better student success journey for our students in Werth Tower, we propose to mitigate the humidity conditions in the building.

A forensic MEP engineering firm was hired to investigate the HVAC system and develop a plan to remedy this situation. Multiple mockups of potential solutions were installed in student rooms in the summer 2023 and data from sensors is collected bi-weekly. Although the data collection will continue through the heating season, all indications to date are that increasing dry air flow directly to the rooms is the only solution that reduces the humidity significantly.

An engineering firm has been hired to design a long-term solution that introduces dry air into the rooms. Due to long lead times for procurement of equipment, the final modifications to the HVAC system cannot be completed until the summer 2025. As an interim measure, to help lower the

humidity level in the building for this upcoming year, temporary dehumidifiers will be installed in the corridors of the seven floors housing students and will remain in place for the 2024 – 2025 academic year.

This increase of \$575,000 is to purchase and install temporary dehumidification equipment in the corridors of Werth Residence Tower.

The Design Phase Budget is attached for your information.

Attachment

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:**      **DESIGN**

**PROJECT NAME:**      **WERTH RESIDENCE HALL HIGH HUMIDITY MITIGATION**

	<b>APPROVED PLANNING 5/21/2021</b>	<b>APPROVED REVISED PLANNING 6/6/2023</b>	<b>APPROVED REVISED PLANNING 9/14/2023</b>	<b>APPROVED REVISED PLANNING 12/6/2023</b>	<b>PROPOSED DESIGN 2/24/2024</b>
<b><u>BUDGETED EXPENDITURES</u></b>					
	PRC	PRC	PRC		
CONSTRUCTION	\$ -	\$ 100,000	\$ 185,000	\$ 285,000	\$ 845,000
DESIGN SERVICES	60,000	150,000	200,000	500,000	500,000
TELECOMMUNICATIONS	-	-	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-	-	-
CONSTRUCTION ADMINISTRATION	-	-	-	-	-
OTHER AE SERVICES (including Project Management)	-	-	-	-	-
ART	-	-	-	-	-
RELOCATION	-	-	-	-	-
ENVIRONMENTAL	-	-	-	-	-
INSURANCE AND LEGAL	-	5,000	5,000	5,000	5,000
MISCELLANEOUS	10,000	20,000	25,000	25,000	25,000
OTHER SOFT COSTS	-	-	-	-	-
<b>SUBTOTAL</b>	<b>\$ 70,000</b>	<b>\$ 275,000</b>	<b>\$ 415,000</b>	<b>\$ 815,000</b>	<b>\$ 1,375,000</b>
PROJECT CONTINGENCY	10,000	35,000	50,000	110,000	125,000
<b>TOTAL BUDGETED EXPENDITURES</b>	<b>\$ 80,000</b>	<b>\$ 310,000</b>	<b>\$ 465,000</b>	<b>\$ 925,000</b>	<b>\$ 1,500,000</b>
<b><u>SOURCE(S) OF FUNDING</u></b>					
UNIVERSITY FUNDS	\$ 80,000	\$ 310,000	\$ 465,000	\$ 925,000	\$ 1,500,000
<b>TOTAL BUDGETED FUNDING</b>	<b>\$ 80,000</b>	<b>\$ 310,000</b>	<b>\$ 465,000</b>	<b>\$ 925,000</b>	<b>\$ 1,500,000</b>

\* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.

December 6, 2023

TO: Members of the Board of Trustees

FROM: Jeffrey P. Geoghegan, CPA   
Executive Vice President for Finance and Chief Financial Officer

RE: Project Budget for Werth Residence Tower High Humidity Mitigation  
(Revised Planning: \$925,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Planning Budget of \$925,000, as detailed in the attached project budget, for the Werth Residence Tower High Humidity Mitigation project, Planning and Design. This reflects an increase of \$460,000 to the previously approved Revised Planning budget of \$465,000. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of \$925,000 in in University Funds for the Revised Planning Phase of the Werth Residence Tower High Humidity Mitigation project.”

BACKGROUND:

Werth Residence Tower is a 400 room, 8-story dormitory building, which opened in 2016, and was constructed using a design/build method. Since opening, UConn has reported concerns of condensation on the windows and ceilings immediately adjacent to the HVAC system. Approximately 40% of the rooms have issues with condensation, with no apparent pattern to the condensation identified. Mold has developed in some rooms on the ceiling, walls, pipes and furniture. A forensic MEP engineering firm was hired to investigate the HVAC and develop a plan to remedy this situation. Multiple mockups of potential solutions were installed in student rooms and data from sensors is collected bi-weekly. Although the data collection will continue through the heating season, all the data indicates that the high humidity has not decreased.

This increase of \$460,000 is to bring a MEP engineer on board to design potential modifications to the three existing rooftop supply air units, allowing them to provide dehumidified air to student residential floors. Data collection and analysis to confirm high humidity levels will continue during design of the modifications. Additional funding requests will be submitted for the design of duct distribution to student rooms after mockup testing is complete, and for construction (this request does not include costs for construction).

The Revised Planning Phase Budget is attached for your information.

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:**        **REVISED PLANNING**

**PROJECT NAME:**        **WERTH RESIDENCE HALL HIGH HUMIDITY MITIGATION**

	<b>APPROVED PLANNING 5/21/2021</b>	<b>APPROVED REVISED PLANNING 6/6/2023</b>	<b>APPROVED REVISED PLANNING 9/14/2023</b>	<b>PROPOSED REVISED PLANNING 12/6/2023</b>
	PRC	PRC	PRC	
<b><u>BUDGETED EXPENDITURES</u></b>				
CONSTRUCTION	\$ -	\$ 100,000	\$ 185,000	\$ 285,000
DESIGN SERVICES	60,000	150,000	200,000	500,000
TELECOMMUNICATIONS	-	-	-	-
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-	-
CONSTRUCTION ADMINISTRATION	-	-	-	-
OTHER AE SERVICES (including Project Management)	-	5,000	5,000	5,000
ART	-	-	-	-
RELOCATION	-	-	-	-
ENVIRONMENTAL	-	-	-	-
INSURANCE AND LEGAL	-	-	-	-
MISCELLANEOUS	10,000	20,000	25,000	25,000
OTHER SOFT COSTS	-	-	-	-
<b>SUBTOTAL</b>	<b>\$ 70,000</b>	<b>\$ 275,000</b>	<b>\$ 415,000</b>	<b>\$ 815,000</b>
PROJECT CONTINGENCY	10,000	35,000	50,000	110,000
<b>TOTAL BUDGETED EXPENDITURES</b>	<b><u>\$ 80,000</u></b>	<b><u>\$ 310,000</u></b>	<b><u>\$ 465,000</u></b>	<b><u>\$ 925,000</u></b>
<b><u>SOURCE(S) OF FUNDING</u></b>				
UNIVERSITY FUNDS	<u>\$ 80,000</u>	<u>\$ 310,000</u>	<u>\$ 465,000</u>	<u>\$ 925,000</u>
<b>TOTAL BUDGETED FUNDING</b>	<b><u>\$ 80,000</u></b>	<b><u>\$ 310,000</u></b>	<b><u>\$ 465,000</u></b>	<b><u>\$ 925,000</u></b>

\* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.